

11926

QUIT CLAIM DEED  
Without Covenant

NO TRANSFER  
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

That, KENNEBEC FEDERAL SAVINGS & LOAN ASSOCIATION, a banking corporation duly established by law and having a principal place of business in Waterville, County of Kennebec and State of Maine, Mortgagee under a mortgage deed from Demetrio Cogliandro and Grace Cogliandro dated October 5, 1981, and recorded in the Kennebec County Registry of Deeds in Book 2426 at Page 56, which mortgage has been foreclosed pursuant to Civil Action, the redemption period having expired, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, paid by KENNEBEC FEDERAL SAVINGS & LOAN ASSOCIATION, a banking corporation duly established by law and having a principal place of business in Waterville, County of Kennebec and State of Maine and whose mailing address is 70 Main Street, Waterville, Maine 04901, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quit claim unto the said KENNEBEC FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns forever pursuant to Notice of Public Sale under 14 M.R.S.A. §2202.

A certain lot or parcel of land situate in said Waterville, with the buildings thereon, bounded and described as follows:

Beginning at an iron pin in the southerly line of Kelsey Street, said iron pin being located at the northeast corner of land acquired by one William C. Morin by deed recorded in Kennebec Registry of Deeds, Book 1929, Page 18; thence S 52° 09' E sixty-six and nine tenths (66.9) feet to another iron pin situate in the southerly line of said Kelsey Street; thence S 54° 19' E thirty-eight and three tenths (38.3) feet to a point in the southerly line of said Kelsey Street; thence S 57° 36' E nine (9) feet to an iron pin set in the southerly line of said Kelsey Street and being the northwesterly corner of land remaining to one Henry Jacobson; thence South 30° 09' West, ninety-seven (97) feet to another iron pin set in the northerly line of land of one Leonel Proulx, and being the southwest corner of land remaining to Henry Jacobson; thence N 63° 09' W two and five tenths (2.5) feet to another iron pin in the northerly line of land of said Proulx; thence N 63° 09' W thirty-nine and five tenths (39.5) feet to another iron pin also in the northerly line of said Leonel Proulx; thence N 59° 33' W sixty-nine and two tenths (69.2) feet to an iron pin situate in the northerly line of one Bette Townsend; thence N 28° 59' E one hundred twelve and one tenth (112.1) feet to the iron pin at the point of beginning.

Also another certain lot or parcel of land with the buildings thereon situate in said Waterville, bounded and described as follows:

Beginning at a steel rod marking the intersection of the southerly line of Kelsey Street and the easterly line of land now or formerly owned by Andre Daigle, said steel pin being further located one hundred thirty-two and three tenths (132.3) feet from a stone

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bound marking the intersection of the westerly line of Ticonic Street and the southerly line of Kelsey Street and on a magnetic bearing of N 58° 27' W; thence on a 1977 magnetic bearing of S 58° 27' E along the southerly line of Kelsey Street sixty-six and three tenths (66.3) feet to a point; thence S 27° 51' W along land now or formerly of Alcide Michaud ninety-five and three tenths (95.3) feet to an iron pipe; thence N 59° 56' W along land of Brenda D. Deady as recorded in the Kennebec County Registry of Deeds, Book 2051, Page 59 and land of Robert A. LaCroix for a total distance of seventy and one tenth (70.1) feet to a steel rod; thence N 30° 09' E along land now or formerly owned by Andre Daigle ninety-seven (97) feet, more or less, to the point of beginning. The herein described parcel contains 6,835 square feet.


Being the same premises conveyed to Kennebec Federal Savings & Loan Association by Mortgage Deed dated October 5, 1981, and recorded in the Kennebec County Registry of Deeds in Book 2426 at Page 56. Kennebec Federal Savings & Loan Association commenced an Action for Foreclosure by Civil Action by filing a Complaint with the State of Maine District Court, Northern Kennebec County, on February 12, 1985, which action bears a Civil Action Docket No. 85-CV-85. A Certificate of the Clerk was recorded in the Kennebec County Registry of Deeds on February 19, 1985, in Book 2773 at Page 153. A Judgment of Foreclosure was entered by the District Court on May 7, 1985. This conveyance is made pursuant to the Judgment and after publication of the Notice of Public Sale in accordance with Statute and after the Public Sale was conducted in accordance with the Statute and the Notice, Kennebec Federal Savings & Loan Association being the highest bidder at said Public Sale.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said KENNEBEC FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns, to it and their own use and behoof forever.

In Witness Whereof, the said KENNEBEC FEDERAL SAVINGS & LOAN ASSOCIATION has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Roger D. Knauff, its President thereunto duly authorized this 13th day of May, A.D. 1986.

Signed, Sealed and Delivered  
in the presence of:

KENNEBEC FEDERAL SAVINGS &  
LOAN ASSOCIATION

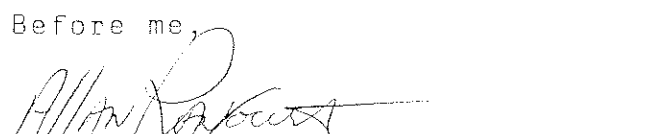
  
By Roger D. Knauff  
Its President

State of Maine  
Kennebec, ss.

May 13, 1986

Personally appeared the above named Roger D. Knauff, President of said corporation, and acknowledged the above instrument to be his free act and deed in said capacity and the free act and deed of said corporation.



Before me,  
  
Notary Public (Allan Rancourt)  
My Commission Expires  
11/11/91

RECEIVED KENNEBEC SS.

1986 JUN 18 AM 9:00

RECORDED FROM ORIGINAL